

095.0

0005

0008.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

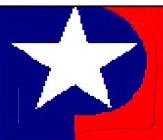
Total Card / Total Parcel
649,900 / 649,900

USE VALUE:

649,900 / 649,900

ASSESSED:

649,900 / 649,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		CROSBY ST, ARLINGTON

OWNERSHIPUnit #:

Owner 1: JODOIN JEANNE	
Owner 2: BROADUS MATTHEW	
Owner 3:	

Street 1: 163 CROSBY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GAN QUAN & -

Owner 2: WANG JUN -

Street 1: 163 CROSBY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,890 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8890		Sq. Ft.	Site		0	70.	0.70	4			Ledge	-10					432,620						432,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8890.000	217,300		432,600	649,900		62577
Total Card	0.204	217,300		432,600	649,900	Entered Lot Size	GIS Ref
Total Parcel	0.204	217,300		432,600	649,900	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	386.85	/Parcel: 386.8	Land Unit Type:	Insp Date
							11/15/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,400	0	8,890.	432,600	650,000	650,000	Year End Roll	12/18/2019
2019	101	FV	181,100	0	8,890.	432,600	613,700	613,700	Year End Roll	1/3/2019
2018	101	FV	196,500	0	8,890.	370,800	567,300	567,300	Year End Roll	12/20/2017
2017	101	FV	196,500	0	8,890.	346,100	542,600	542,600	Year End Roll	1/3/2017
2016	101	FV	196,500	0	8,890.	296,700	493,200	493,200	Year End	1/4/2016
2015	101	FV	184,200	0	8,890.	265,800	450,000	450,000	Year End Roll	12/11/2014
2014	101	AB	184,200	0	8,890.	246,000	430,200	430,200		3/11/2014
2014	101	FV	184,200	0	8,890.	273,300	457,500	457,500	Year End Roll	12/16/2013

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAN QUAN &	70046-479		10/6/2017		580,000	No	No		
GAN QUAN,	57589-160	Convenience	10/5/2011		1	No	No		
GAN QUAN,	55691-247	Convenience	10/27/2010		99	No	No		
THOMPSON LEROY	54597-472		4/27/2010		397,000	No	No	Y	
	19057-91		5/1/1988		210,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2011	291	Re-Roof	6,800					
3/18/2002	160	Siding	500	C				PARTIAL REPLACEMENT
3/31/1994	86	Addition	17,000					16X24 FAM ROOM ADD

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Inspected	CC	Chris C
10/29/2018	MEAS&NOTICE	CC	Chris C
2/13/2014	Value Adj.	PC	PHIL C
6/2/2009	Measured		189 PATRIOT
2/6/2003	External Ins	PM	Peter M
11/16/1999	Inspected		267 PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured		263 PATRIOT
7/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/Ha: 0.20409

Total SF/SM: 8890

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 432,620

Spl Credit

Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION

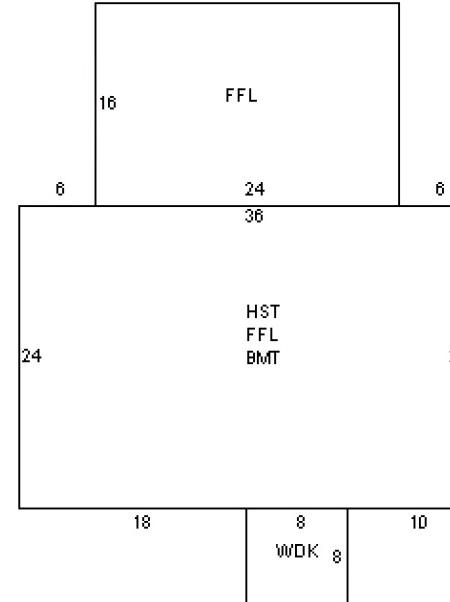
Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH

Sum Area By Label :
HST = 864
FFL = 1248
BMT = 864
WDK = 64

GENERAL INFORMATION

Grade: C - Average

Year Blt: 1950 Eff Yr Blt:

Alt LUC:

Jurisdct: G12 Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wall: 1 - Drywall

Sec Int Wall: %

Partition: N - Typical

Prim Floors: 3 - Hardwood

Sec Floors: 4 - Carpet 50%

Bsmt Flr: 12 - Concrete

Subfloor:

Bsmt Gar: 1

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 3 - Forced H/W

Heat Sys: 1

% Heated: 100 % AC: 100

Solar HW: NO Central Vac: NO

% Com Wall: % Sprinkled:

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Fpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.27499998
Const Adj.:	0.89545494
Adj \$ / SQ:	119.879
Other Features:	81590
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314976
Depreciation:	97643
Depreciated Total:	217334

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	119.88	
Special Features:	0	Val/Su Net:	83.32	
Final Total:	217300	Val/Su SzAd:	129.35	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRs: 3 Baths: 1 HB	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:	1994			
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	3	

RES BREAKDOWN**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,248	119.880	149,609						
BMT	Basement	864	35.960	31,073						
HST	Half Story	432	119.880	51,788						
WDK	Deck	64	14.330	917						
	Net Sketched Area:	2,608		Total: 233,387						
Size Ad	Gross Are	3040	FinArea	1680						

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: